
Camelback Village Condominium Association

Board of Managers' Meeting Minutes

November 18, 2008

There being a quorum, the Board of Managers' Meeting of the *Camelback Village Condominium Association* was called to order at 6:00 p.m. Present were as follows:

Fred Ringwald	President
Velma Kreiger	Vice President
Al Paton	Secretary
Richard Hoge	Treasurer
Peggy Fleming	Director at Large
Derek Patterson	Property Manager

Owner's Forum: Two (2) representatives from the Mesa Homeowners Association briefed the membership on their efforts to fight the development status of Cathedral Ridge and asked for owners to join their efforts and provide a financial contribution. A letter with their contact information will be sent to the membership with the annual meeting notice.

Mr. Patterson presented the **Finance and Manager's Reports**. The current assets as of August are \$112,739.45 with \$100,330.49 in Reserves. The Association ended the month 3.7% under budget with Reserves being fully funded. The Expense Register and Budget Comparison reports were reviewed.

The current assets as of September are \$112,540.38 with \$102,679.00 in Reserves. The Association ended the month .1% over budget with Reserves being fully funded. The Expense Register and Budget Comparison reports were reviewed.

The current assets as of October are \$88,084.53 with \$85,568.80 in Reserves. The Association ended the month 5% over budget with Reserves being fully funded. The Expense Register, Budget Comparison and Aged Receivables report were reviewed. Mr. Patterson reviewed General Ledger accounts for the three (3) primary operating line items that are over budget year to date.

The draft 2009 Budget was reviewed, which provided for a \$10.00 per month Utility Fee increase. After further discussion, a motion was made to approve the budget as submitted. The motion carried 5-0.

Unfinished / New Business: The annual meeting date will be December 13, 2008 at 11:00 a.m. Ms. Krieger's and Ms. Fleming's term are expiring this year and they both agreed to re-run for another term.

Ms. Stauffer was thanked for her help in selecting the new paint colors for the community. It was agreed to work on installing new lighting fixtures to better illuminate the mailbox locations.

Homeowner correspondence and violation letters were reviewed.

There being no further business, the meeting was adjourned at 7:31 p.m.


Derek Patterson
Property Manager